

NEWINGTON AVENUE, LARNE OFFERS OVER £87,500

SSTC

A good Mid terrace in a popular street. More pics to follow.
Great size lounge, modern white gloss kitchen and garden
space front and back. Excellent first time buy or investment.

Mid terrace property
Recently fitted white gloss kitchen
White PVC windows and doors
Large Living / Dining room
Two bedrooms
Attic space
Bathroom
Oil Heating
White PVC windows and doors
Good size enclosed rear yard
Shops and bus stops within minutes walk
Easy commute to schools, Town Park and Larne town centre
Excellent investor or first time buyer purchase

Garden details: Private Garden

Entrance hall

Tiled flooring

Hall

Laminate wood flooring.

Lounge/diner

w: 2.91m x l: 7.14m (w: 9' 7" x l: 23' 5")

Large bright room with bay window. Laminate wood flooring. Brick fireplace with hearth. Great size room with plenty of space for living and dining.

Kitchen

w: 2.23m x l: 3.58m (w: 7' 4" x l: 11' 9")

Recently fitted modern kitchen with excellent range of high and low level white gloss units. Contrasting laminate work surfaces. Four ring glass hob with double pot drawers under. Stainless steel extractor fan. Eye level electric oven, space for washing machine, integrated fridge freezer

Bedroom 1

w: 3.08m x l: 4.02m (w: 10' 1" x l: 13' 2")

Great size room.

Bedroom 2

w: 2.25m x l: 3.16m (w: 7' 5" x l: 10' 4")

Bathroom

w: 2.22m x l: 2.66m (w: 7' 3" x l: 8' 9")

Comprising low flush WC, pedestal wash hand basin and panelled bath with shower tap over. Feature wooden panelling on walls. Storage/linen cupboard.

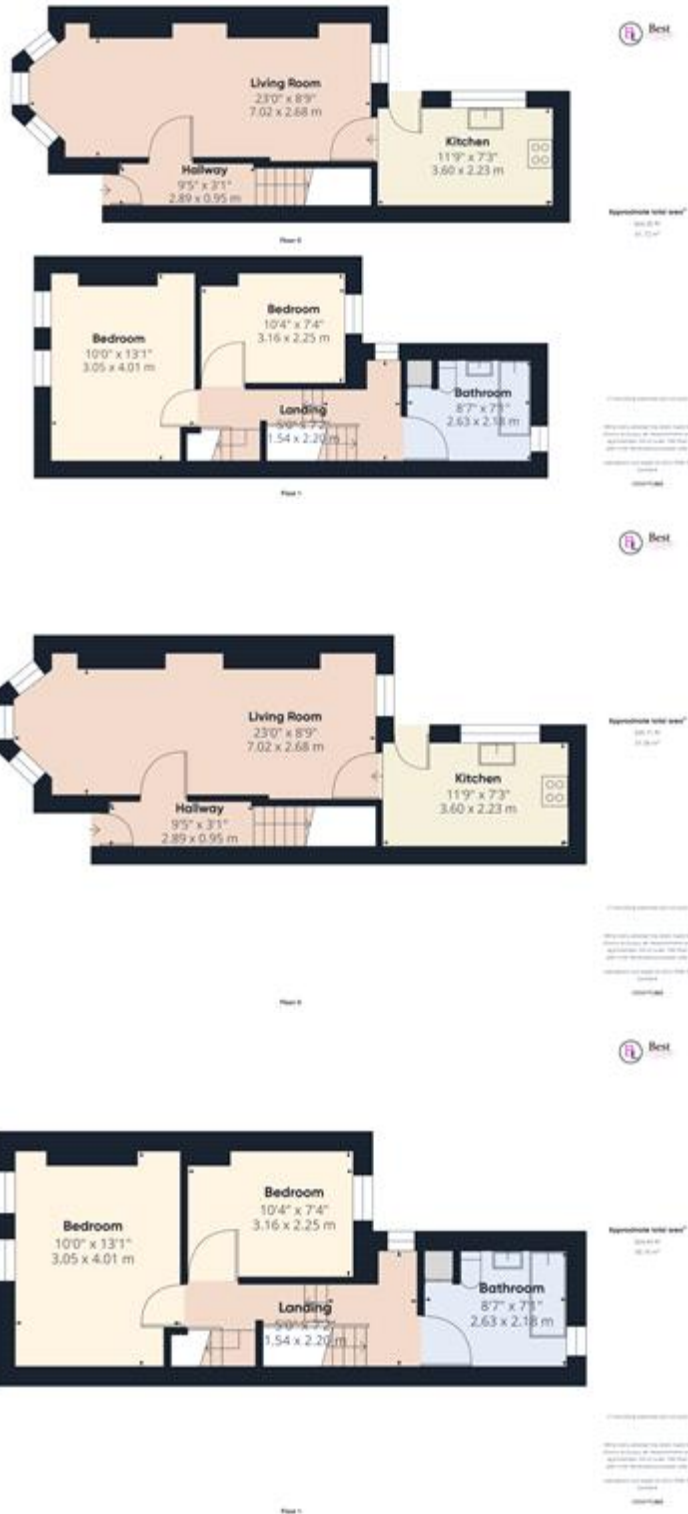
Outside

Enclosed rear yard. Good size - laid concrete with stone walls so would make an attractive walled garden effect with lights etc.

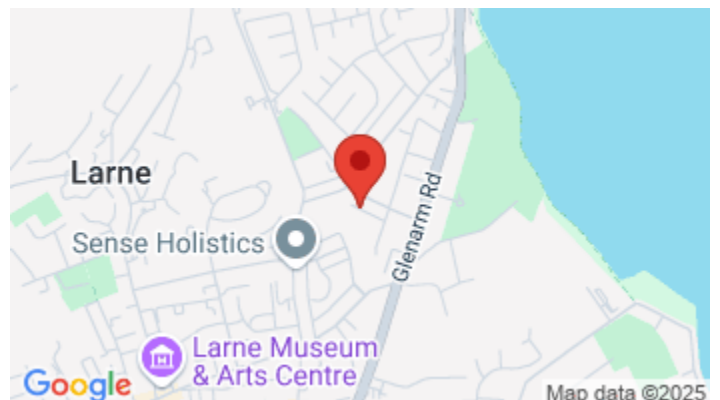
PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.